

TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
May 20, 2015

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Shawn Warnke, City Manager
Paul Fulgham, Public Works Director
Marc Christensen, Parks & Recreation Director
Linsey Nessen, Deputy Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:12 a.m. The meeting was held May 20, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager Shawn Warnke, Director Paul Fulgham, Director Marc Christensen, and Deputy Recorder Linsey Nessen were in attendance.

1. Approval of agenda:

Motion by Manager Warnke to approve the May 20, 2015 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: May 13, 2015

Motion by Director Christensen to approve the minutes of May 13, 2015. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

- a. Discussion and approval of a final Subdivision Plat and Site Plan for Results Gym and Fitness – Chelsea Capener

Chairman Bench went through the checklist from the past meetings. The lighting, signage, and landscaping plans have been updated. Mr. Capener stated that they have been working on and trying to finalize the Business Owner's Association (BOA). There is only one other BOA he could find that has been done in the County. They will get that finalized; it will just take some time. Manager Warnke asked if the BOA will be finalized by the time the Development Agreement is signed. Mr. Capener stated that it will be finalized by then.

Mr. Capener stated that Shopko has proposed a sign that he is not opposed to, but they are trying to decide if they can make the signs development specific and give it some uniformity. The original signage plan they had showed three signs up front, but they

might be able to do it with just two signs. They just need to decide on a sign design for the development.

Engineer Breinholt stated that it doesn't show any detail on how the storm drain will be connected on the Storm Drain Plan. Ms. Chelsea Capener stated that the detail is shown on a separate plan. Engineer Breinholt stated that he doesn't have that plan and that he will work with Mr. Michael Taylor on the issue.

Mr. Capener stated that they have a Board Meeting with the Canal Company later in the day where they are proposing asking the Canal Company to let the development dump their storm water into the canal permanently, but if that isn't acceptable, they will discuss using the canal temporarily until a permanent solution is in place. Mr. Capener stated that he is looking to get permission to use the canal for storm water for the entire development, not just for Results Gym. The proposal is to follow along with what has been proposed for the commercial part of the development by using a 15 inch line with a oil/water separator that ultimately dumps into the line. At that point, they may have to increase the size of the line where it dumps into the canal. If the canal company only approves the use of the canal temporarily, they will follow this same process and then figure out how to divert that to the river.

Engineer Breinholt stated that he will work with Mr. Taylor on a few items such as the owner's dedication needs to be a direct copy, there needs to be a dedication of the public ingress/egress, and the cross access parking agreements. Mr. Capener stated that he has a problem with the cross access parking agreement because a couple of their potential clients won't sign the agreement. The clients want a dedicated parking area that no one else can park in among other stipulations. Chairman Bench stated that they will have their own parking area, but other people will park there. Mr. Capener stated that they are just going to have to coordinate and figure out how they can make it work.

Engineer Breinholt stated that signage needs to be placed for the back-in angle parking. Mr. Capener suggested painting "Back In" on the pavement rather than having signs. Engineer Breinholt stated that he wouldn't be opposed to that.

Motion by Engineer Breinholt to approve the Tremont Center Subdivision Phase 2 Final Plat and Site Plan Drawings for Results Gym and Fitness with the completion of the cross access parking agreements and the Business Owner's Association (BOA). Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

b. Walk ins*

No walk ins.

4. Comments/Reports:

a. Chairman/Zoning Administrator – Steve Bench

No comments.

b. City Engineer – Chris Breinholt

No comments.

c. Recreation Director – Marc Christensen

No comments.

d. Public Works Director – Paul Fulgham

No comments.

e. City Manager – Shawn Warnke

No comments.

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

Motion by Manager Warnke to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 10:02 a.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Land Use Authority Board Meeting held on the above referenced date. Minutes prepared by Deputy Recorder Linsey Nessen.

Dated this 27th day of May, 2015



Darlene S. Hess, City Recorder

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.